

# AB 86-315-A DE 11-1 31-11-1



38-477  
**Postponed**

15th Election District 86-315-A  
Location: S/S of Seneca Park Rd., SE/cor. of Seneca Park Rd. and Beach Rd. (918 Seneca Park Rd.)  
Hearing: Monday, February 24, 1986, at 9:45 a.m.  
Petition for Zoning Variance to permit a setback of 14' from the bulkhead in lieu of the required 50' and to amend Case No. 4241-X to permit the proposed expansion  
Petitioners: Raymond M. Porter, et ux  
No. of Signs: 1

Donald E. Brand, Esquire  
809 Eastern Boulevard  
Essex, Maryland 21221

January 24, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
S/S Seneca Park Rd., SE/cor. of Seneca Park Rd. and Beach Rd. (918 Seneca Park Rd.)  
15th Election District  
Raymond M. Porter, et ux - Petitioners  
Case No. 86-315-A

TIME: 9:45 a.m.  
DATE: Monday, February 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012874

DATE: 1/24/86 ACCOUNT: 111-115-100

AMOUNT: \$1.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]*

VALIDATION OR SIGNATURE OF CASHIER

Donald E. Brand, Esquire  
809 Eastern Boulevard  
Essex, Maryland 21221

February 7, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
S/S Seneca Park Rd., SE/cor. of Seneca Park Rd. and Beach Rd. (918 Seneca Park Rd.)  
15th Election District  
Raymond M. Porter, et ux - Petitioners  
Case No. 86-315-A

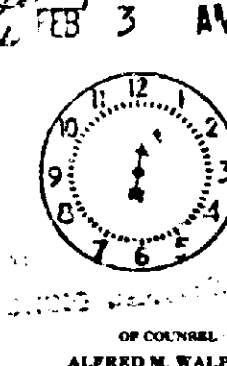
TIME: 11:00 a.m.  
DATE: Monday, March 10, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

AJmed

76-1547  
**LAW FIRM**  
**Romada, Gontum, Hangan & Fox**  
GERMANIA FEDERAL BUILDING  
809 EASTERN BOULEVARD  
ESSEX, MARYLAND 21221  
TELEPHONE (410) 466-2574



January 30, 1986

Office of Planning and Zoning  
Room 106  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Zoning Variance  
Raymond M. Porter, et ux - Petitioners  
Case No. 86-315-A  
Hearing Date: Monday, February 24, 1986

Dear Sir:

Please be advised that I represent Raymond and Sheila Porter in connection with the above referenced hearing. Please note that I am involved in a civil case, Schreyer vs. Schreyer, Case No. 5/111/84 CSP-1711 where the court has appointed me as attorney for the minor child of the parties. This hearing is scheduled for February 24, 1986. Therefore, I would appreciate if you would reschedule the above matter and advise me of the new date. Thank you.

Very truly yours,

*[Signature]*  
Donald E. Brand

DEB:kb

WILL NOT BE AVAILABLE 11:00 AM  
1/24/86  
15

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: February 13, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 86-307-A and 86-315-A

There are no comprehensive planning factors requiring comment on these petitions.

*[Signature]*  
Norman E. Gerber, AICP  
Director

NEG:JGH:sim

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: February 10, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Chesapeake Critical Area Review - Raymond Porter, et ux (86-307-A);  
SUBJECT: The Owl Corp. (86-307-A); B.W. Pierce, Jr., et ux (86-314-A);  
A.F. Surguy, et ux (86-324-A); and H. Horney (86-314-A)

In regard to the Porter, et ux and the Owl Corp., it has been determined that these two petitions are consistent with the requirements of Critical Area statute without the need of mitigative or other management practices.

The H. Horney petition involves a wooded site with a number of specimen trees. This petition will be deemed to meet the requirements of the Critical Area statute, if as many trees as possible are conserved, this would require a simple plan showing the existing trees and indicating which ones are to be retained. In addition, a plan to protect the trees during construction is necessary. As a minimum, each lot should contain four major deciduous trees or eight conifers or 16 minor deciduous trees. Existing trees that are retained on-site can be utilized toward meeting this requirement. This tree allocation is based on 2,400 feet of area suitable for tree planting. At the petitioner's discretion, any six or combination of plantings would be appropriate based on the formula of one major deciduous or two conifers or four minor deciduous trees for every 600 square feet of area.

The petitions of B. W. Pierce, Jr. and A. F. Surguy, et ux involve lots which are predominately or entirely clear of trees. With regard to the B. W. Pierce, Jr. petition, it has been determined that a combination of six large deciduous or 12 conifers or 24 small deciduous trees be planted based on an area of 3,600 square feet suitable for tree planting.

In regard to the A. F. Surguy petition, it is recommended, based on area suitable for tree planting of 600 square feet, that one major deciduous or two conifers or four minor deciduous trees be planted on each lot.

In regard to the H. Horney, B. W. Pierce, Jr., et ux and Surguy, et ux, petitions, it is recommended that infiltration of runoff from the lots, permeable area, possible toward a suitable offsite location. This is greatly preferred as compared to outletting runoff directly onto walks, driveways or streets.

NEG/PJS/sf

cc: Mr. Tom Vidmar, Bureau of Engineering  
People's Counsel  
Ms. Jean M. H. Jung  
Mr. J. Hoswell  
Ms. Andrea J. Van Arsdale

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

January 29, 1986

COUNTY OFFICE BLDG.  
111 W. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Donald E. Brand, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Item No. 193 - Case No. 86-315-A  
Petitioners - Raymond M. Porter, et ux  
Variance Petition

Dear Mr. Brand:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Engineering Construction Corp.  
1703 East Joppa Road  
Baltimore, Maryland 21234

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
111 W. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

JANUARY 28, 1986

**(CRITICAL AREA)**

Re: Zoning Advisory Meeting of DECEMBER 3, 1985  
Item # 193 - RAYMOND M. PORTER, ET UX  
Location: S/S SENeca PARK RD. 131'SE  
OF BEACH ROAD

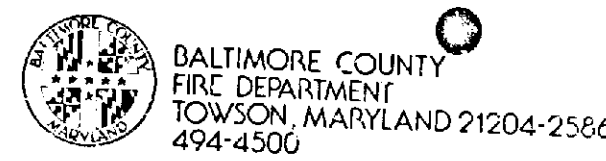
Dear Mr. Jablon:  
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlling a "top level" intersection as defined by B111 178-79, and its condition change traffic capacity may require more livable. The 3450 Services Areas are re-evaluated annually by the County Council.
- ☒ THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

cc: James Hoswell

Eugene A. Bober  
Chief, Current Planning and Development





PAUL H. KENCKE  
CHIEF  
Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

December 17,

Attention: Nick Comodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Raymond M. Porter, et ux

Location: SS Seneca Park Road, 131' SE of Beach Road

Item No.: 193

Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

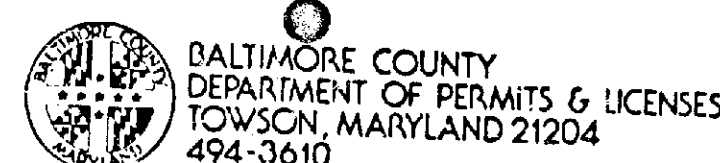
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ( ) 6. Site plans are approved, as drawn.

- ( ) 7. The Fire Prevention Bureau has no comments on this.

REVIEWER: *John F. O'Neill* noted and Approved: \_\_\_\_\_  
Special Inspection Division Fire Prevention Bureau

/mb



TED ZALESKI, JR.  
DIRECTOR

December 23, 1985

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 193 Zoning Advisory Committee Meeting are as follows:

Property Owner: Raymond M. Porter, et ux (CRITICAL AREA)  
Location: S/S Seneca Park Road, 131' SE of Beach Road  
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- ( ) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A-9.01, #17.2 - 1980) and other applicable Codes and Standards.
- ( ) A building and other miscellaneous permits shall be required before the start of any construction.
- ( ) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.

( ) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

( ) All Use Groups except #4, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5' to an interior lot line. All Use Groups require a one hour wall 3' closer wall. See Table 100, Section 1007, Section 1002 and Table 1002. No openings are permitted in an exterior wall within 3' of an interior lot line.

( ) The structure does not appear to comply with Table 205 for permissible heights/areas. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

( ) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

( ) When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with the necessary data pertaining to height/area and construction type. The alteration permit shall be allowed in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_.

( ) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

SPECIAL NOTE: ( ) Comments: Floor elevations of proposed structures are not indicated. If public coverage is not available review Section 516.0 of Bill #17-85 for requirements.

( ) These abbreviated comments reflect only on the information provided by the drawings submitted to the office. Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, an applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burdette, Chief  
Building Plans Section

*Charles E. Burdette*

12/23/85

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL RIVERINE AREAS  
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984  
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

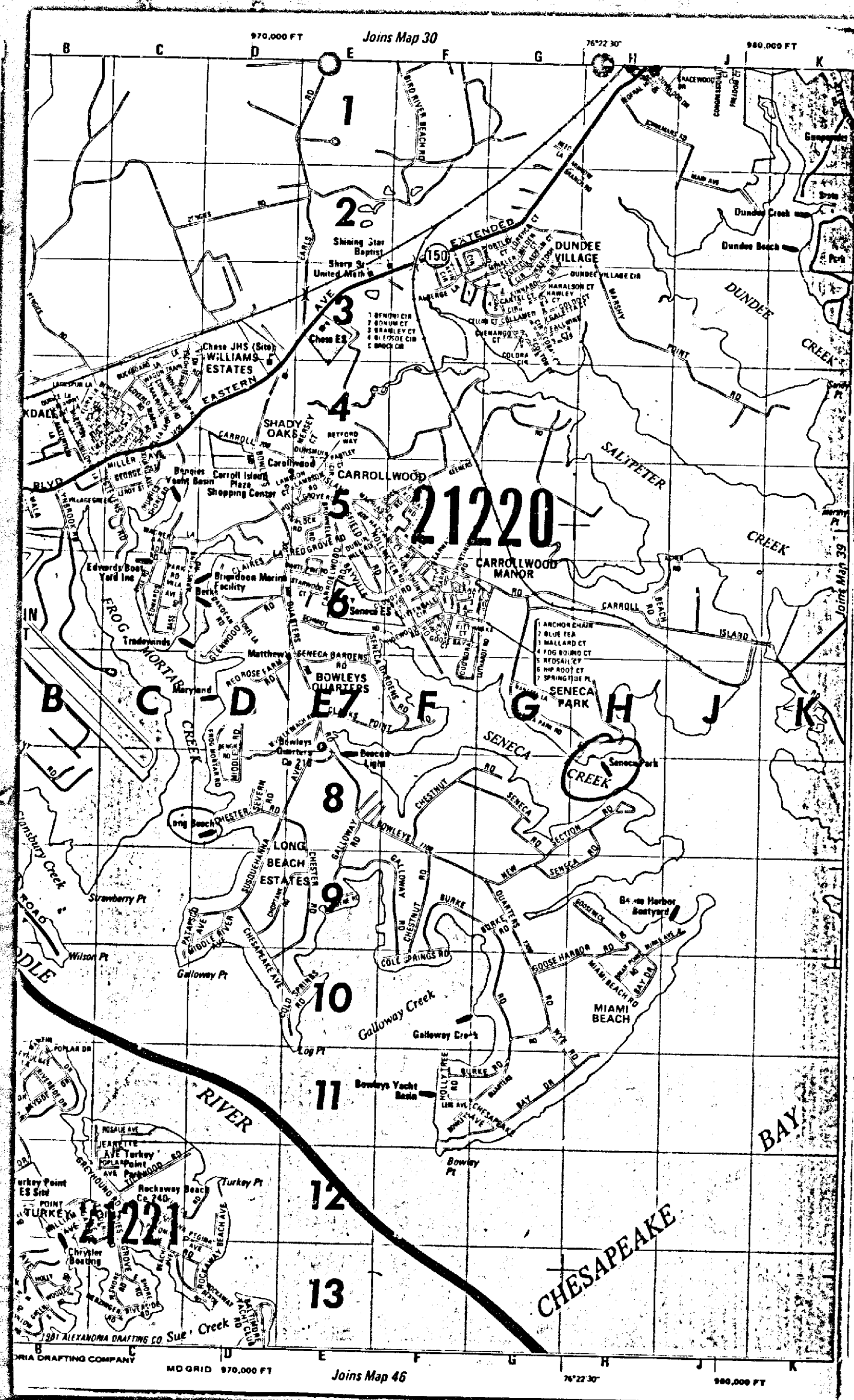
516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985



CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986.

THE JEFFERSONIAN,

Publisher  
Cost of Advertising  
22.00

86-315A

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 6, 1986.

THE JEFFERSONIAN,

Publisher  
Cost of Advertising  
24.75

86-315A

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th  
Posted for: *Variance*  
Petitioner: *Raymond M. Porter, et ux*  
Location of property: *SS Seneca Park Rd. at Seneca Park Rd. 131' SE of Beach Rd.*  
Location of Sign: *Seneca Park Rd. at Seneca Park Rd. 131' SE of Beach Rd.*  
Remarks: \_\_\_\_\_  
Posted by: *M. J. Kelly*  
Number of Signs: 1

Case No. 86-315-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of January, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: *Raymond M. Porter, et ux*  
Attorney: *Donald E. Brand, Esquire*

Received by: *James E. Jones*  
Chairman, Zoning Plans Advisory Committee

The Times

Middle River, Md., Feb. 19, 1986

This is to certify, that the annexed advertisement was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_ successive weeks before the 17th day of February, 1986.

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_ successive weeks before the 17th day of February, 1986.

7th day of February, 1986

86-315

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

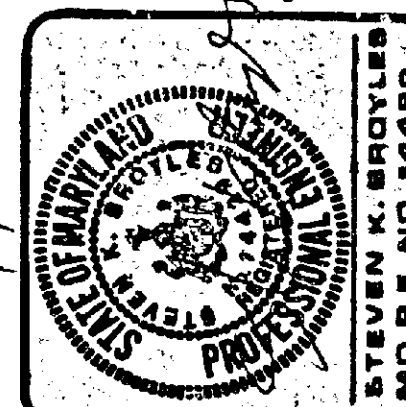
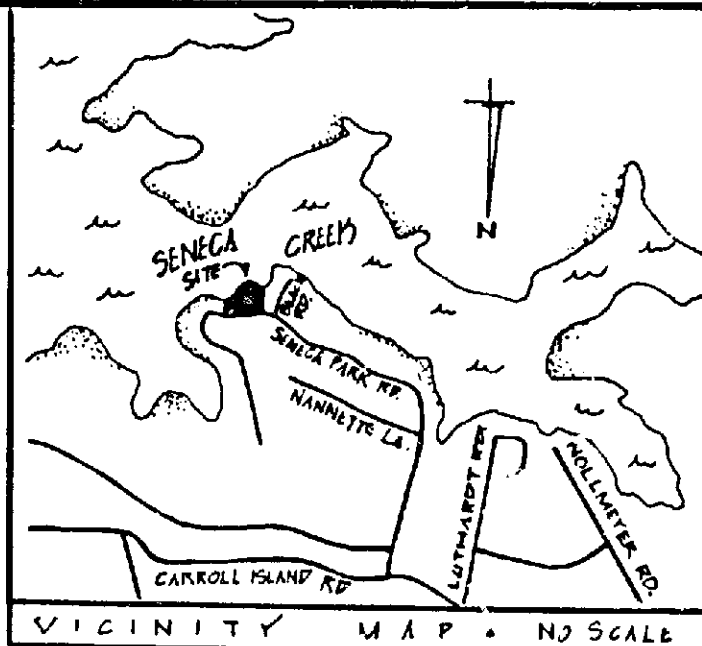
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Location of Sign: *Seneca Park Rd. at Seneca Park Rd. 131' SE of Beach Rd.*  
Remarks: *Post on 15th street, please over house date*  
Posted by: *M. J. Kelly*  
Number of Signs: 1

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
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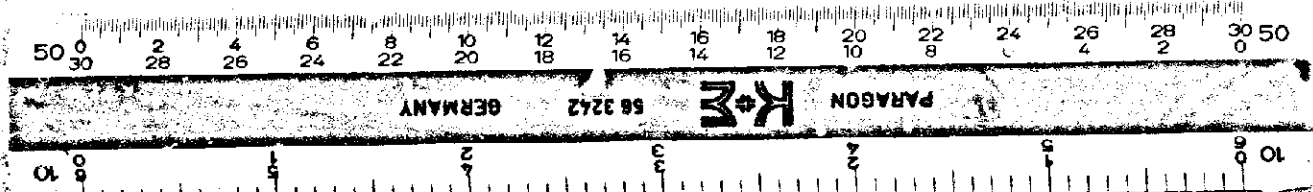
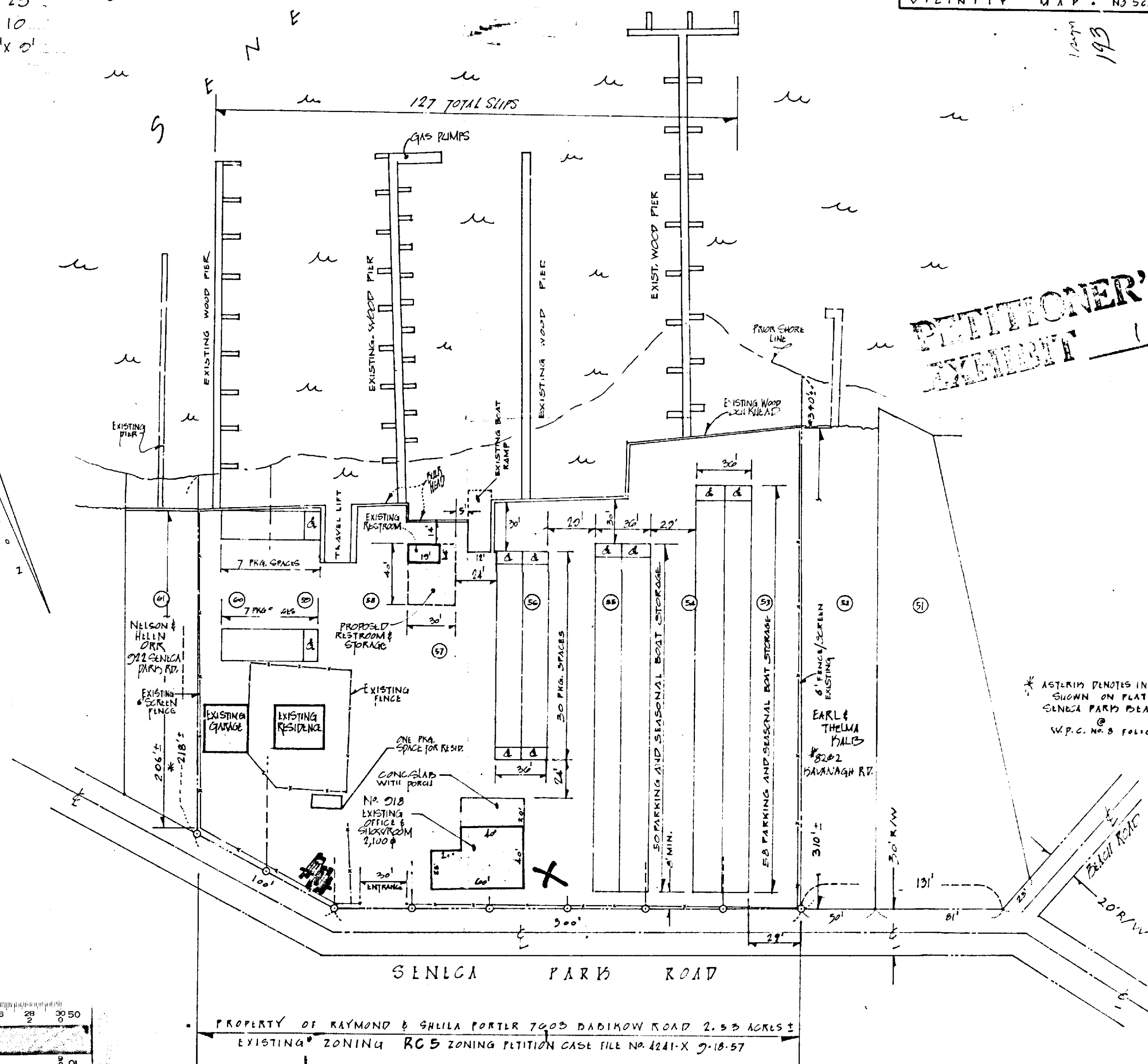


- PARKING DATA
- ROAD PARKING SPACES 1 PER BOAT SLIP : 127 SLIPS : 127 SPACES
  - " " PROVIDED INCLD. HANDICAP : 152 "
  - NO. OF SPACES IN EXCLSS. : 25
  - NO. OF HANDICAP SPACES : 10
  - TYPICAL SPACE SIZE : 10' X 5'
  - HANDICAP SPACES SHOWN AS :

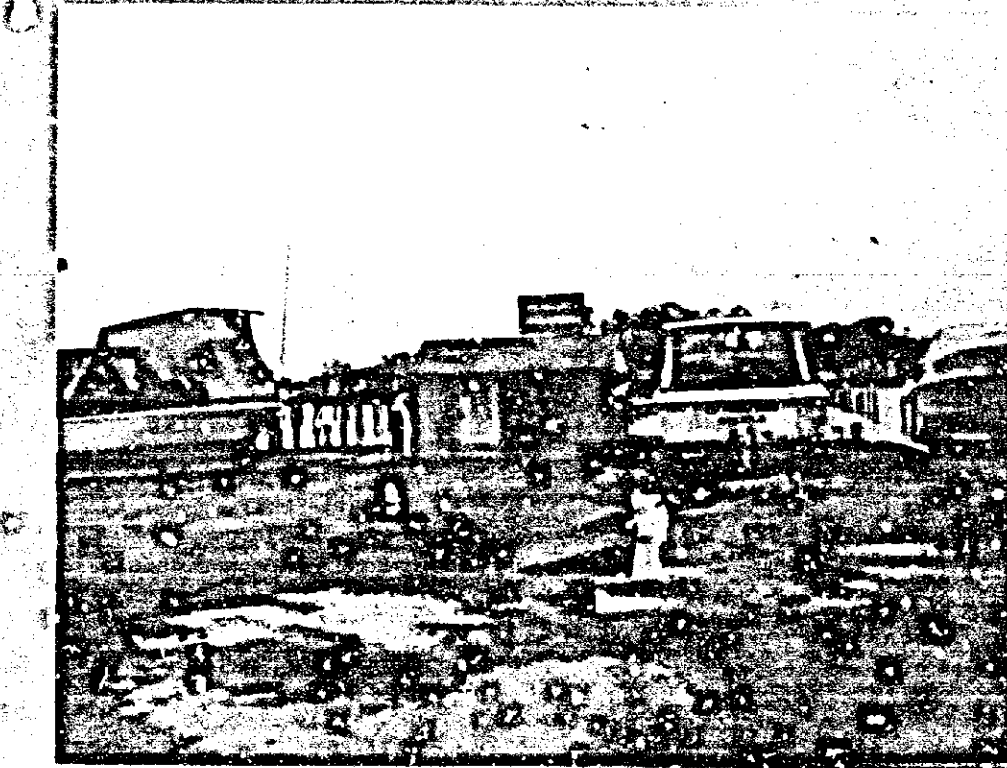
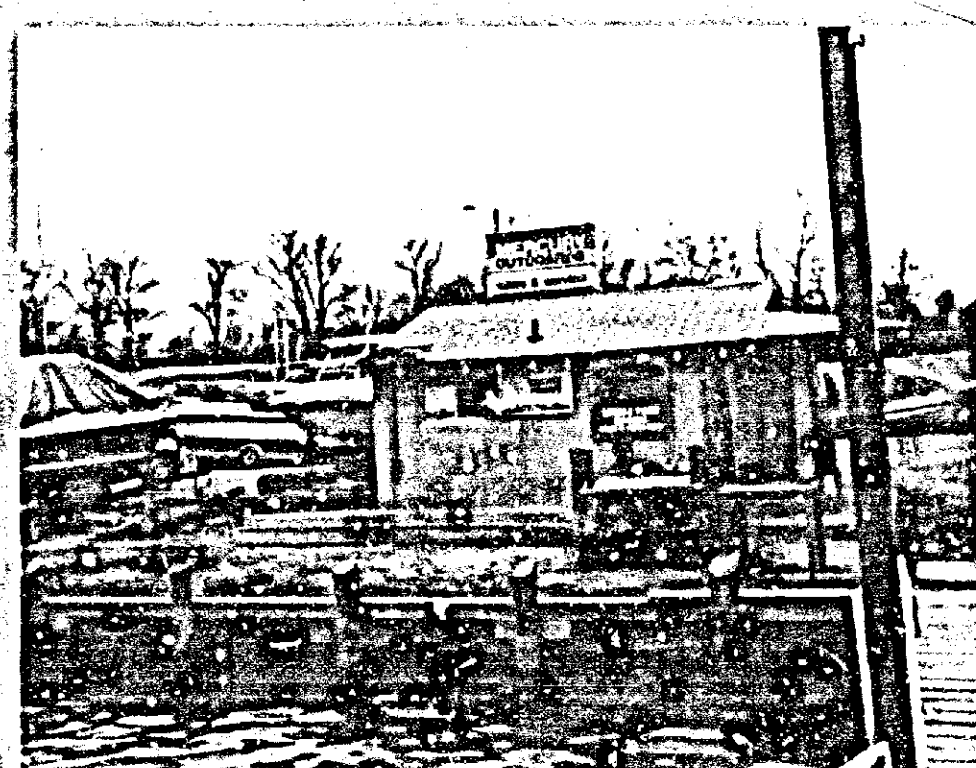
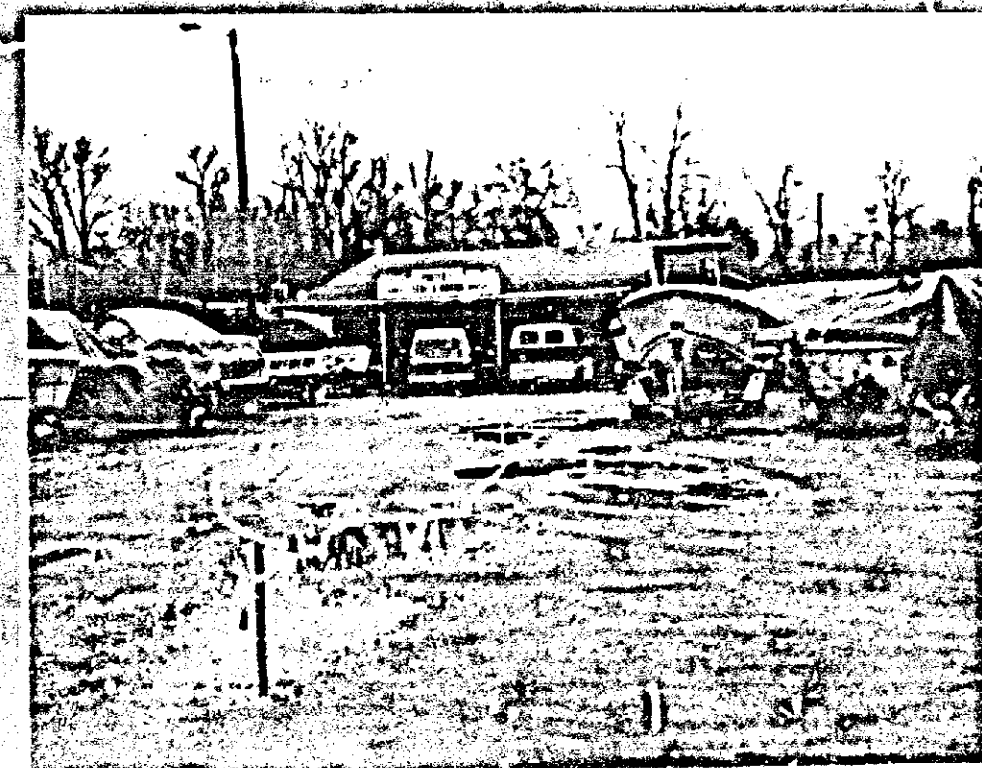
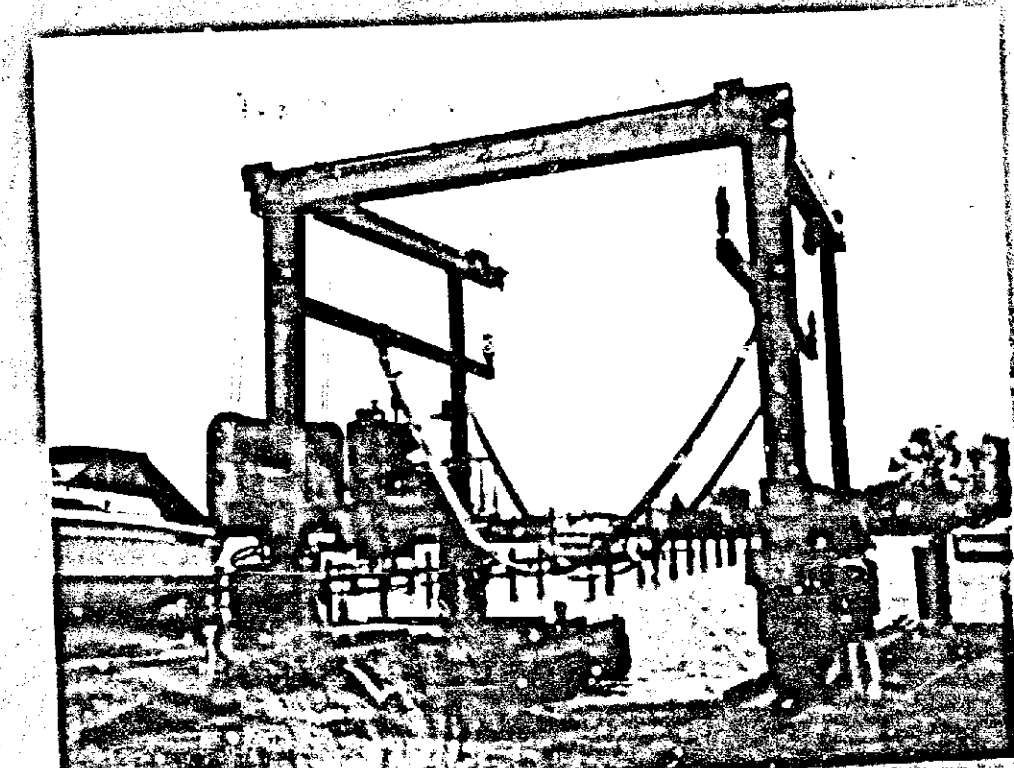
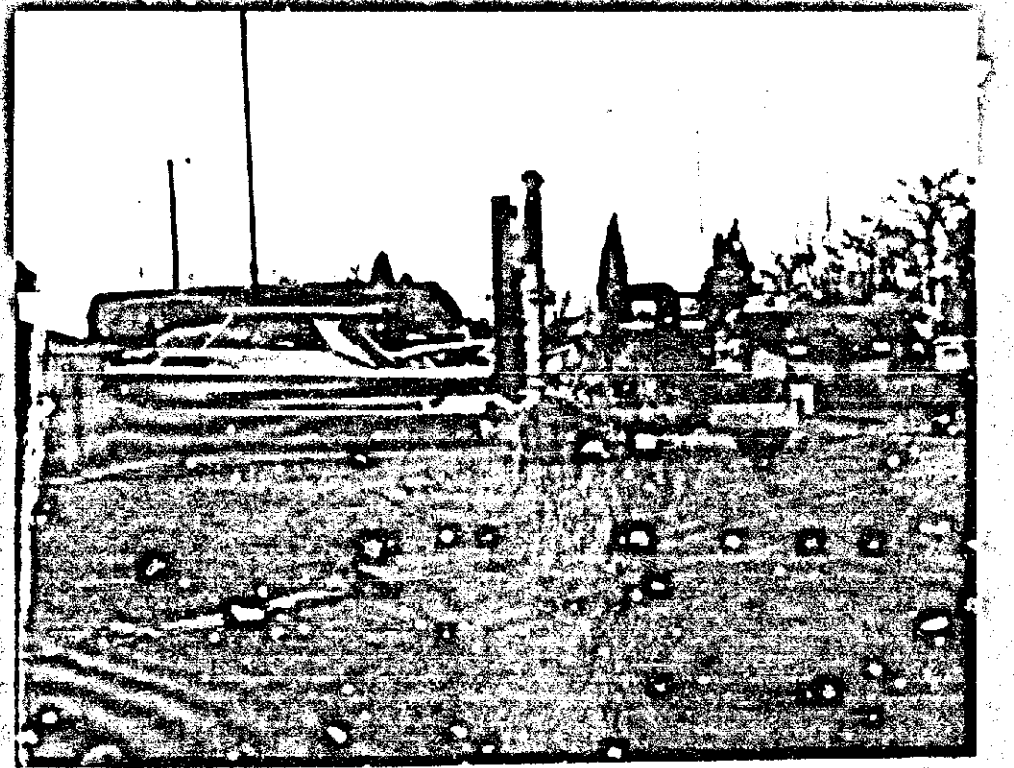
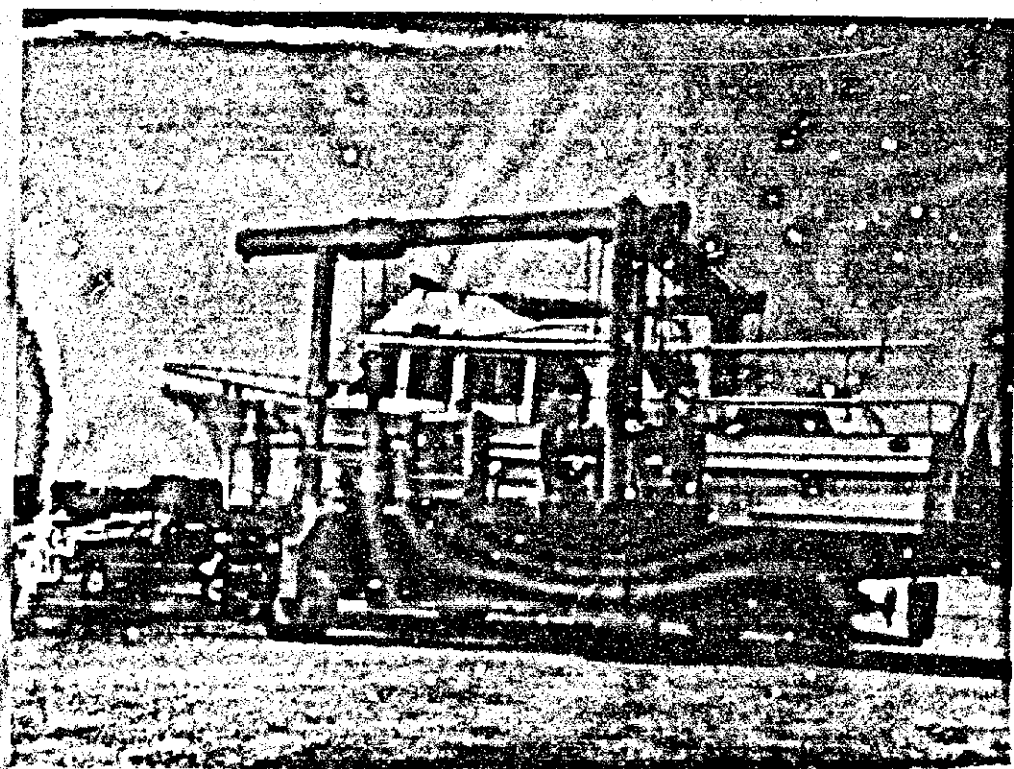
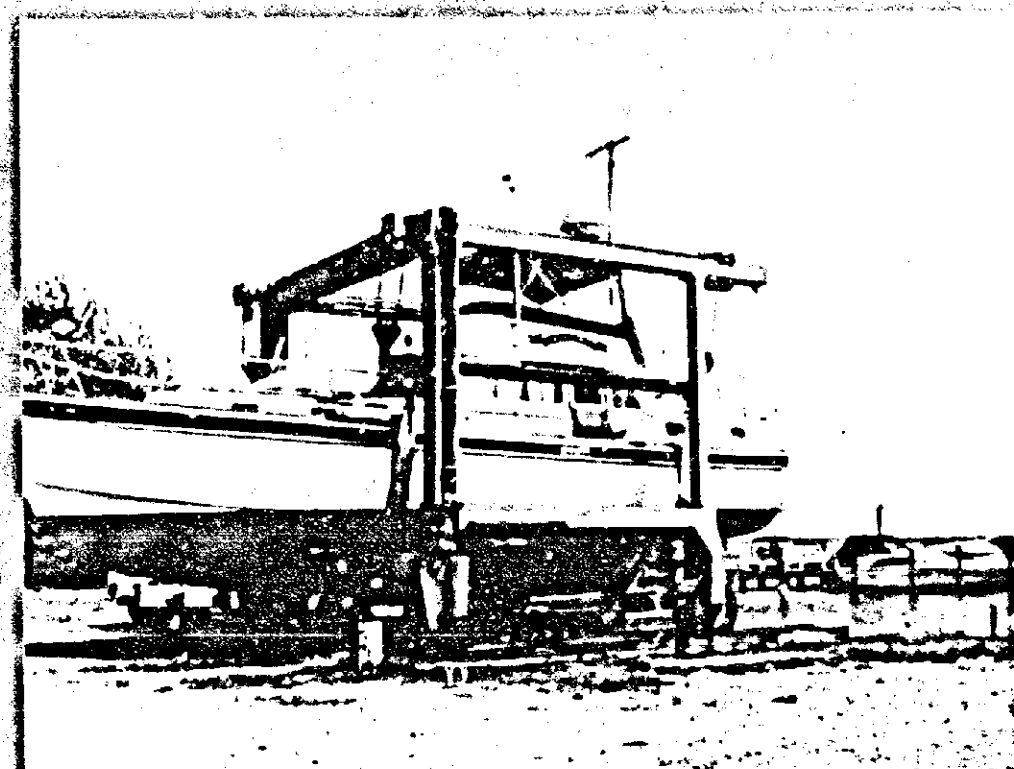


**Engineering Construction Corp.**  
**Engineers - Surveyors**  
 1703 East Joppa Road  
 Baltimore, Maryland, 21234  
 ph. : 301-661-5888

**PETITIONER'S EXHIBIT**



**PORTERS MARINA**  
 LOTS 59, 54, 55, 56, 57, 58, 59 & 60 518 SENEGA PARK RD  
 BALTIMORE COUNTY, MARYLAND  
 RECORDED IN PLAT BOOK 507C NO. 8 FOLIO 15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100  
 PROJECT: TRUSS RESTROOM & STORAGE BLDG. DETACH VARIANCE  
 DATE: NOV. 5, 1985 SCALE: 1" = 50' DWG. BY: Campbell





# AB 86-315-A DE 11-1 31-11-1



38-477  
**Postponed**

15th Election District 86-315-A  
Location: S/S of Seneca Park Rd., SE/cor. of Seneca Park Rd. and Beach Rd. (918 Seneca Park Rd.)  
Hearing: Monday, February 24, 1986, at 9:45 a.m.  
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Petitioners: Raymond M. Porter, et ux  
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*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012874

DATE: 1/24/86 ACCOUNT: 111-111-111

AMOUNT: \$1.00

RECEIVED FROM:

FOR:

VALIDATION OR SIGNATURE OF CASHIER

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February 7, 1986

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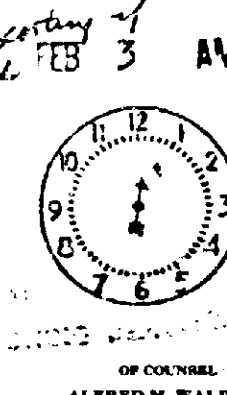
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*[Signature]*  
Zoning Commissioner  
of Baltimore County

AJmed

76-1547

LAW FIRM  
**Romada, Gontum, Hangan & Fox**  
GERMANIA FEDERAL BUILDING  
809 EASTERN BOULEVARD  
ESSEX, MARYLAND 21221  
TELEPHONE (410) 466-2574



January 30, 1986

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Room 106  
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Hearing Date: Monday, February 24, 1986

Dear Sir:

Please be advised that I represent Raymond and Sheila Porter in connection with the above referenced hearing. Please note that I am involved in a civil case, Schreyer vs. Schreyer, Case No. 5/111/84 CSP-1711 where the court has appointed me as attorney for the minor child of the parties. This hearing is scheduled for February 24, 1986. Therefore, I would appreciate if you would reschedule the above matter and advise me of the new date. Thank you.

Very truly yours,

*[Signature]*  
Donald E. Brand

DEB:kb

WILL NOT BE AVAILABLE 11:00 AM - 11:30 AM  
1/31/86

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: February 13, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 86-307-A and 86-315-A

There are no comprehensive planning factors requiring comment on these petitions.

*[Signature]*  
Norman E. Gerber, AICP  
Director

NEG:JGH:sim

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: February 10, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Chesapeake Critical Area Review - Raymond Porter, et ux (86-307-A);  
The Owl Corp. (86-307-A); B.W. Pierce, Jr., et ux (86-314-A);  
A.F. Surguy, et ux (86-324-A); and H. Horney (86-314-A)

In regard to the Porter, et ux and the Owl Corp., it has been determined that these two petitions are consistent with the requirements of Critical Area statute without the need of mitigative or other management practices.

The H. Horney petition involves a wooded site with a number of specimen trees. This petition will be deemed to meet the requirements of the Critical Area statute, if as many trees as possible are conserved, this would require a simple plan showing the existing trees and indicating which ones are to be retained. In addition, a plan to protect the trees during construction is necessary. As a minimum, each lot should contain four major deciduous trees or eight conifers or 16 minor deciduous trees. Existing trees that are retained on-site can be utilized toward meeting this requirement. This tree allocation is based on 2,400 feet of area suitable for tree planting. At the petitioner's discretion, any six or combination of plantings would be appropriate based on the formula of one major deciduous or two conifers or four minor deciduous trees for every 600 square feet of area.

The petitions of B. W. Pierce, Jr. and A. F. Surguy, et ux involve lots which are predominately or entirely clear of trees. With regard to the B. W. Pierce, Jr. petition, it has been determined that a combination of six large deciduous or 12 conifers or 24 small deciduous trees be planted based on an area of 3,600 square feet suitable for tree planting.

In regard to the A. F. Surguy petition, it is recommended, based on area suitable for tree planting of 600 square feet, that one major deciduous or two conifers or four minor deciduous trees be planted on each lot.

In regard to the H. Horney, B. W. Pierce, Jr., et ux and Surguy, et ux, petitions, it is recommended that infiltration of runoff from the lots, permeable area, possible toward a suitable offsite location. This is greatly preferred as compared to outletting runoff directly onto walks, driveways or streets.

NEG/PJS/sf

cc: Mr. Tom Vidmar, Bureau of Engineering  
People's Counsel  
Ms. Jean M. H. Jung  
Mr. J. Hoswell  
Ms. Andrea J. Van Arsdale

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

January 29, 1986

COUNTY OFFICE BLDG.  
111 W. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Donald E. Brand, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Item No. 193 - Case No. 86-315-A  
Petitioners - Raymond M. Porter, et ux  
Variance Petition

Dear Mr. Brand:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Engineering Construction Corp.  
1703 East Joppa Road  
Baltimore, Maryland 21234

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
111 W. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

JANUARY 28, 1986

(CRITICAL AREA)

Re: Zoning Advisory Meeting of DECEMBER 3, 1985  
Item # 193 - RAYMOND M. PORTER, ET UX  
Property Owner: RAYMOND M. PORTER, ET UX  
Location: S/S SENeca PARK RD. 131'SE  
OF BEACH ROAD

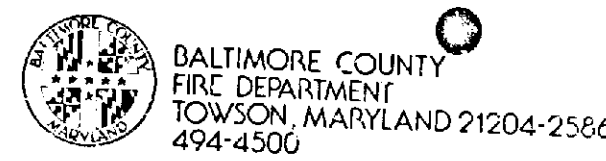
Dear Mr. Jablon:  
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlling a "top level" intersection as defined by B111 178-79, and its condition change traffic capacity may require more livable. The 3450 Services Areas are re-evaluated annually by the County Council.
- ☒ THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

cc: James Hoswell

Eugene A. Bober  
Chief, Current Planning and Development





PAUL H. KENCKE  
CHIEF  
Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

December 17,

Attention: Nick Comodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Raymond M. Porter, et ux

Location: SS Seneca Park Road, 131' SE of Beach Road

Item No.: 193

Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

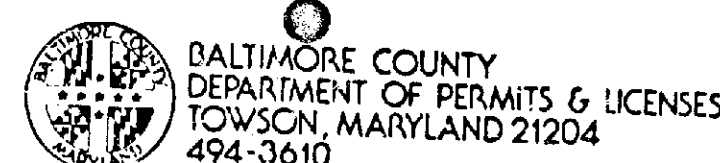
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ( ) 6. Site plans are approved, as drawn.

- ( ) 7. The Fire Prevention Bureau has no comments on this one.

REVIEWER: *John F. O'Neill* noted and Approved: \_\_\_\_\_  
Special Inspection Division Fire Prevention Bureau

/mb



TED ZALESKI, JR.  
DIRECTOR

December 23, 1985

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 193 Zoning Advisory Committee Meeting are as follows:

Property Owner: Raymond M. Porter, et ux (CRITICAL AREA)  
Location: S/S Seneca Park Road, 131' SE of Beach Road  
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

( ) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A-9.01, #17-85) and other applicable Codes and Standards.

( ) A building and other miscellaneous permits shall be required before the start of any construction.

( ) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered professional architect or engineer is not required on plans and technical data.

( ) Commercial: Three sets of construction drawings sealed and signed by a registered professional architect or engineer are required to file a permit application. Reproduced seals are not acceptable.

( ) All Use Groups except #4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5' to an interior lot line. All Use Groups require a one hour wall 3' closer wall. See Table 1001, Section 1002, and Table 1002. No openings are permitted in an exterior wall within 3' of an interior lot line.

( ) The structure does not appear to comply with Table 205 for permissible heights/areas. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

( ) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

( ) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with the necessary data pertaining to height/area and construction type. The alteration permit shall be allowed in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_.

( ) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

SPECIAL NOTE: ( ) Comments: Floor elevations of proposed structures are not indicated. If public coverage is not available review Section 516.0 of Bill #17-85 for requirements.

( ) These abbreviated comments reflect only on the information provided by the drawings submitted to the office. Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, an applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burdette, Chief  
Building Plans Section

*Charles E. Burdette*

12/23/85

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL RIVERINE AREAS  
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984  
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

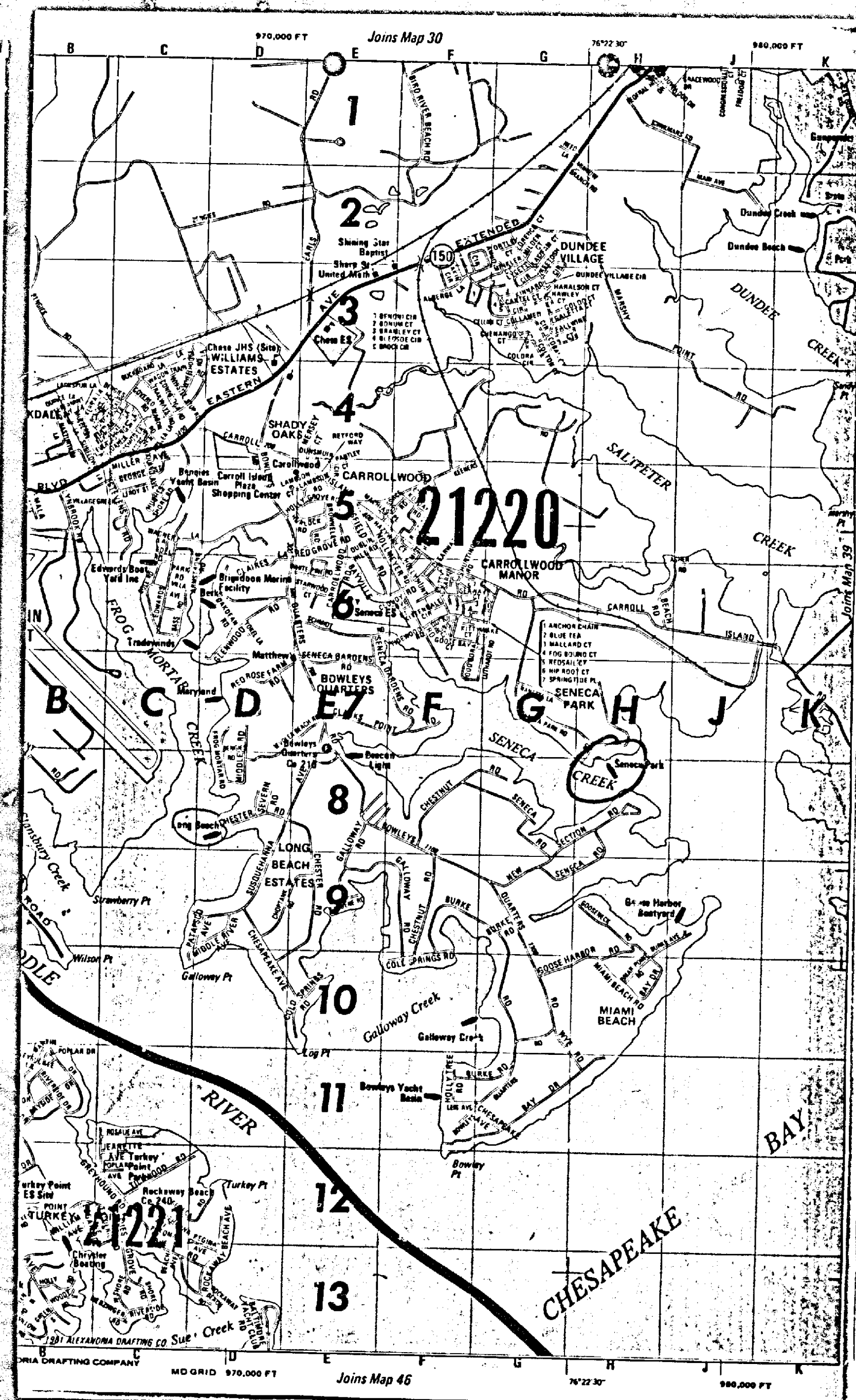
516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985



CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986.

THE JEFFERSONIAN,

*JB Kentel*  
Publisher

Cost of Advertising 22.00

86-315A

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 6, 1986.

THE JEFFERSONIAN,

*JB Kentel*  
Publisher

Cost of Advertising 24.75

86-315A

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th  
Posted for: *Variance*  
Petitioner: *Raymond M. Porter, et ux*  
Location of property: *SS Seneca Park Rd. at Seneca Park Rd. 131' SE of Beach Rd.*  
Location of Signs: *Seneca Park Rd. at Seneca Park Rd. 131' SE of Beach Rd.*  
Remarks: \_\_\_\_\_  
Posted by: *MT Staley*  
Number of Signs: 1

Case No. 86-315-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of January, 1986.

*Arnold Jablon*  
Zoning Commissioner

Petitioner: *Raymond M. Porter, et ux*  
Attorney: *Donald E. Brand, PEngle*

Received by: *James E. Omer*  
Chairman, Zoning Plans Advisory Committee

Petition for Variance

15th Election District  
LOCATION: South Side of Seneca Park Road, Southeast Corner of Seneca Park Road and Beach Road (918 Seneca Park Road)

DATE AND TIME: Monday, March 10, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following petition for a variance to permit a setback of 14 feet from the building to the rear of the lot and to amend Case No. 424-X to permit the proposed construction.

Being the property of Raymond M. Porter, et ux, as shown on the plat plan filed with the Zoning Office.

In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or above or under the hearing.

By Order Of  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County

The Times

Middle River, Md., Feb. 19, 1986

This is to certify, that the annexed

*Petition - Porter*

*Reg. 2-87496*

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of \_\_\_\_\_ successive

weeks before the 17th day of

Feb. 1986

*John F. O'Neill*  
Publisher

86-315

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th  
Posted for: *Variance*  
Petitioner: *Raymond M. Porter, et ux*  
Location of property: *SS Seneca Park Rd. at Seneca Park Rd. 131' SE of Beach Rd.*  
Location of Signs: *Seneca Park Rd. at Seneca Park Rd. 131' SE of Beach Rd.*  
Remarks: *Post on 14' setback, please see house data*  
Posted by: *MT Staley*  
Number of Signs: 1

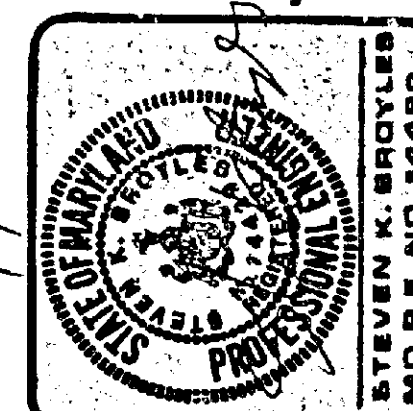
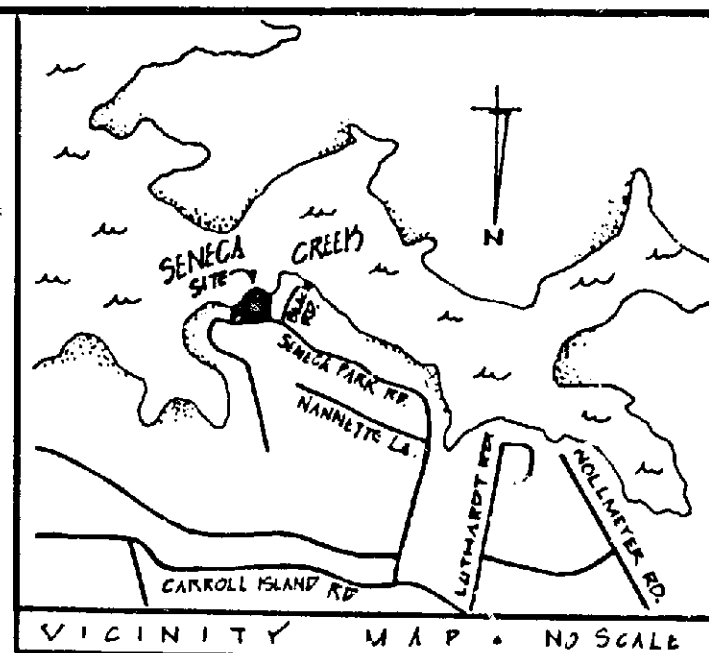
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ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th  
Posted for: *Variance*  
Petitioner: *Raymond M. Porter, et ux*  
Location of property: *SS Seneca Park Rd. at Seneca Park Rd. 131' SE of Beach Rd.*  
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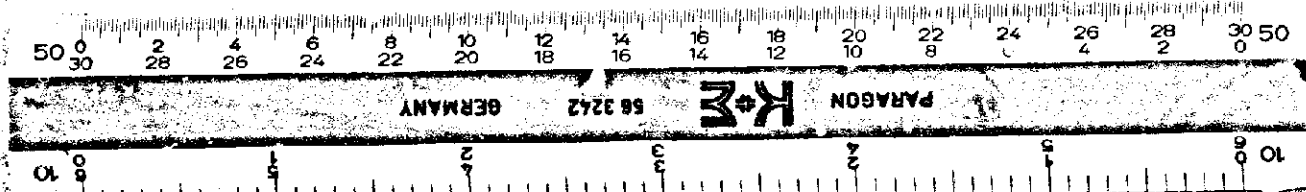
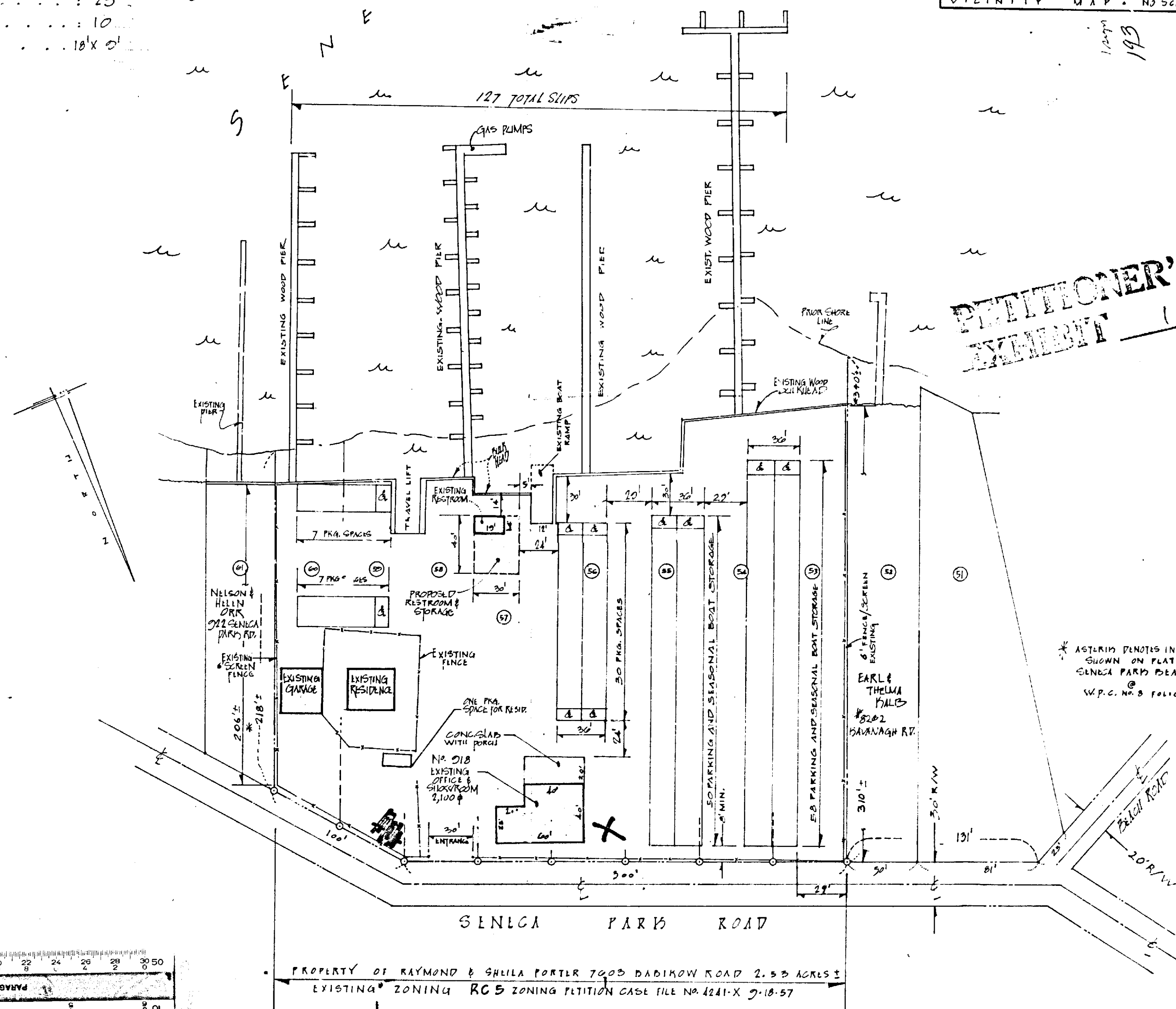
# PARKING DATA

- ROAD PARKING SPACES 1 PER BOAT SLIP : 127 SLIPS : 127 SPACES
- " " PROVIDED INCL. HANDICAP : 152 "
- NO. OF SPACES IN EXCLSS. : 25
- NO. OF HANDICAP SPACES : 10
- TYPICAL SPACE SIZE : 10' X 5'
- HANDICAP SPACES SHOWN AS :

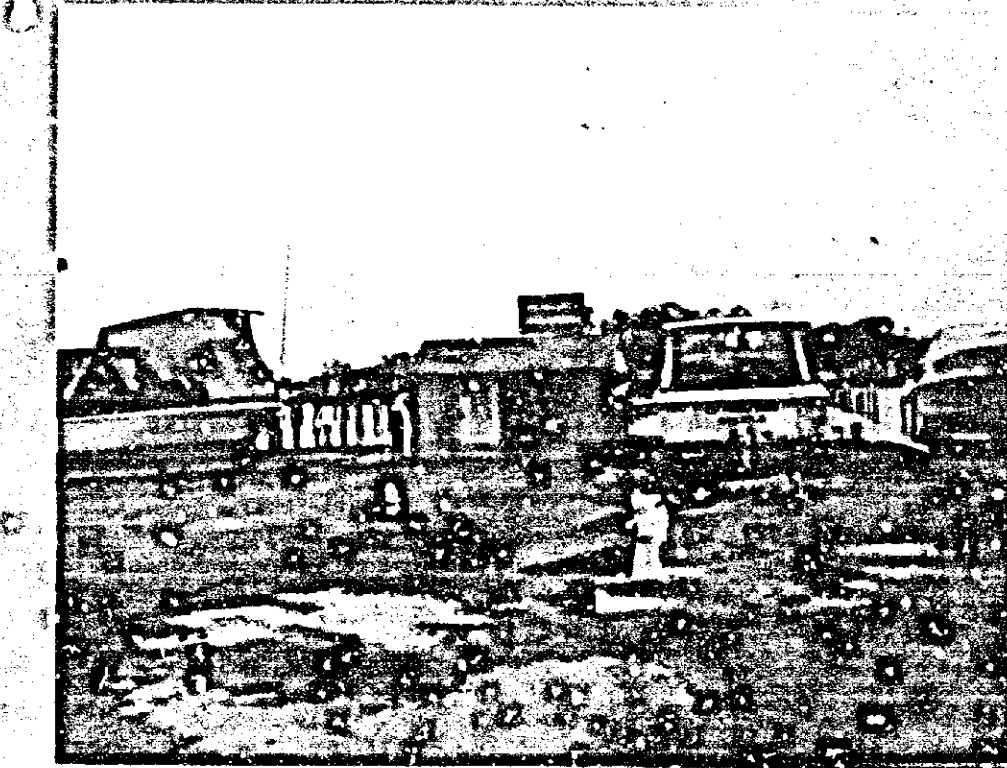
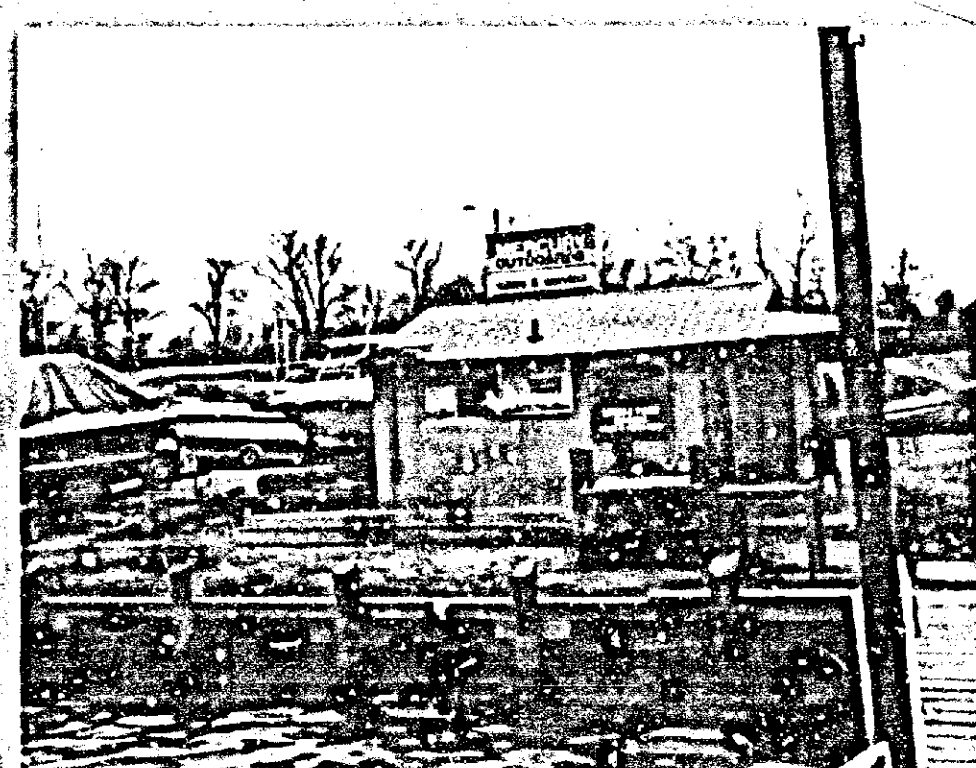
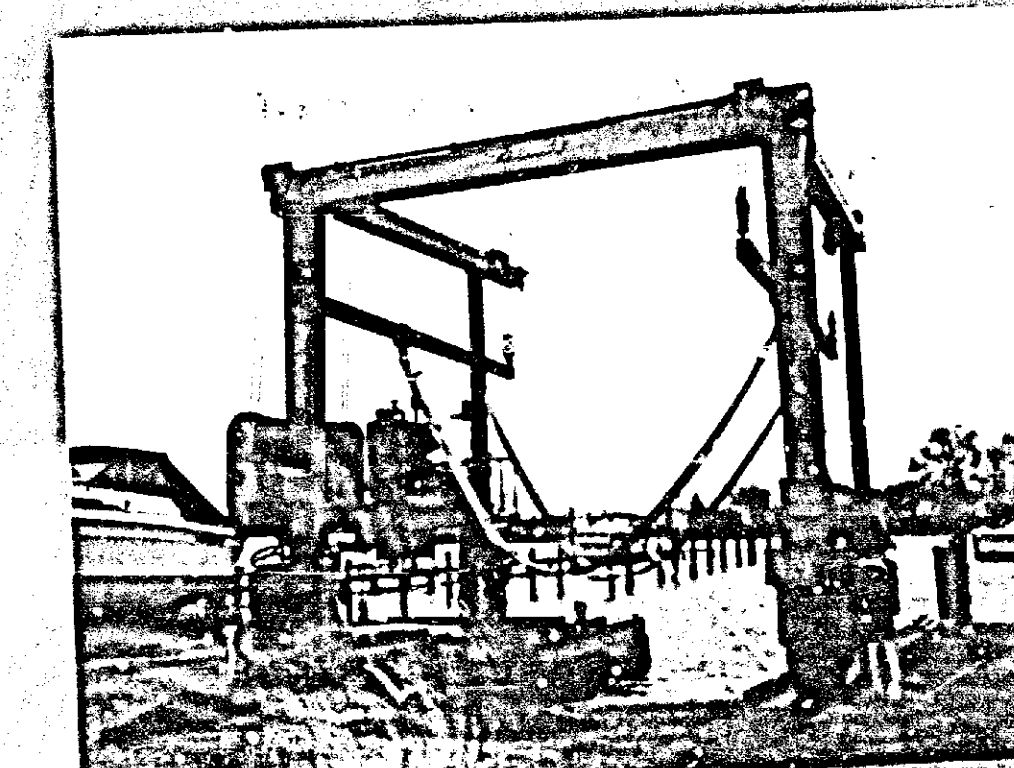
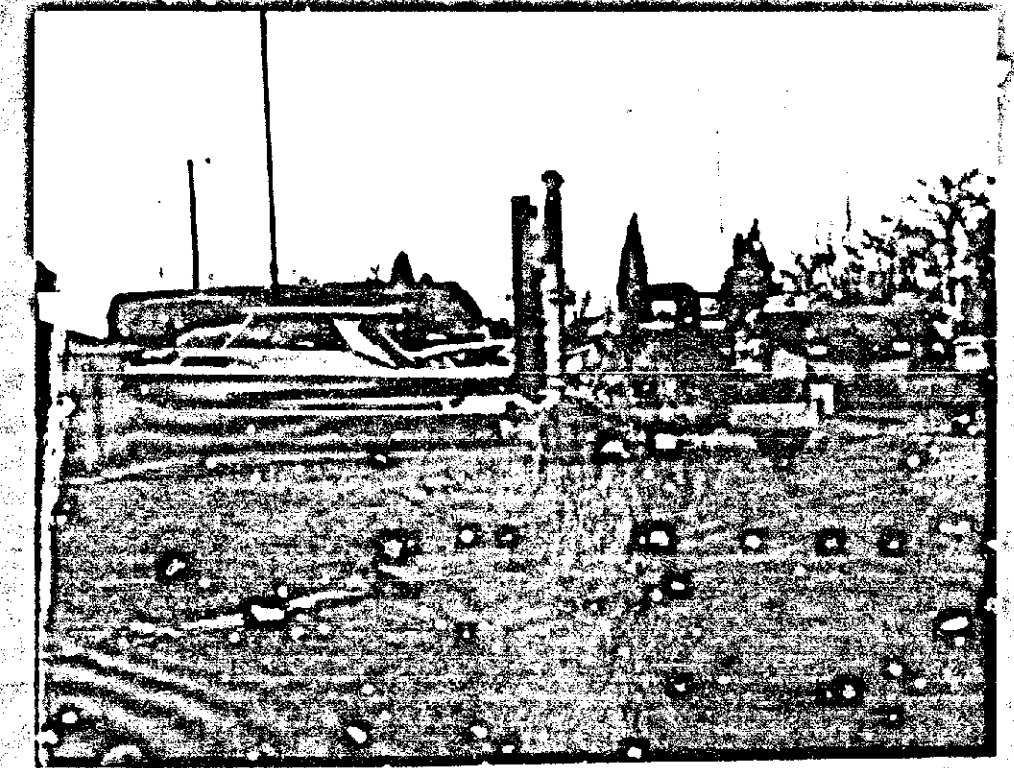
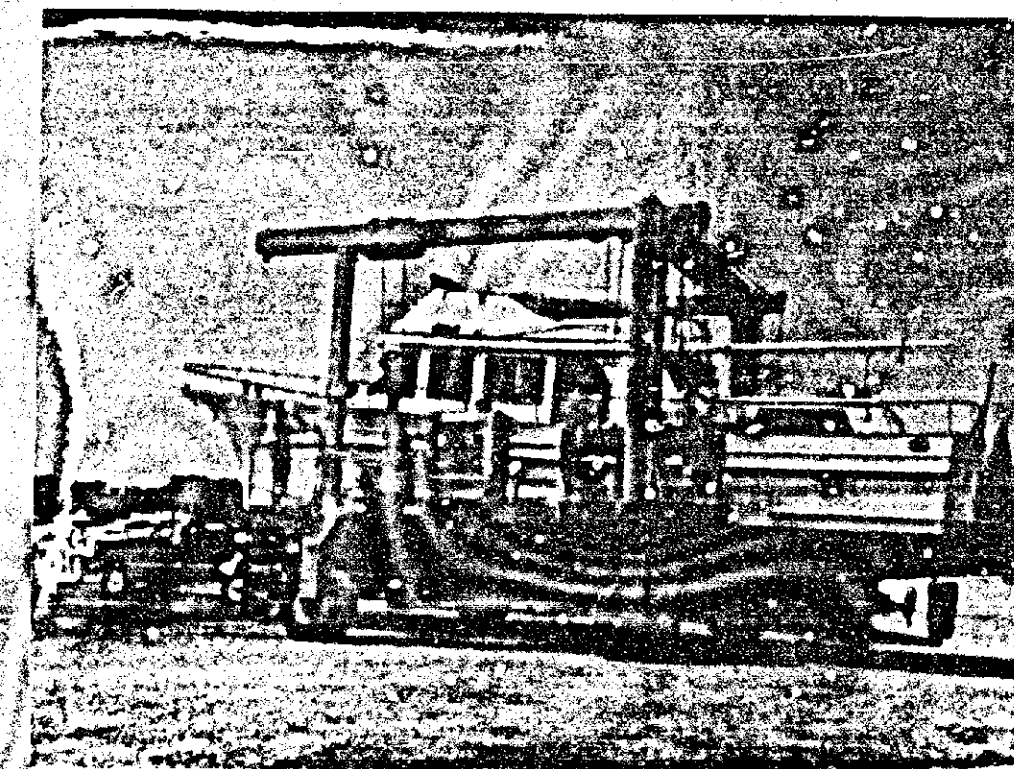
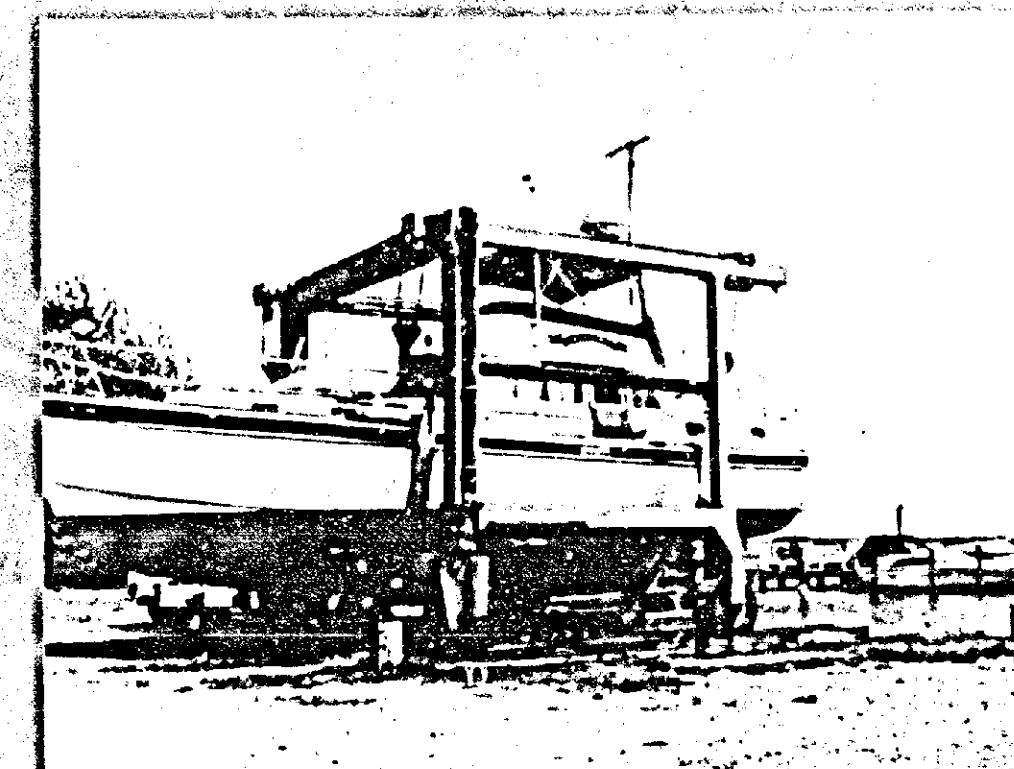


**Engineering Construction Corp.**  
**Engineers - Surveyors**  
 1703 East Joppa Road  
 Baltimore, Maryland, 21234  
 ph. : 301-661-5888

**PETITIONER'S EXHIBIT**



**PORTERS MARINA**  
 Lots 59, 54, 55, 56, 57, 58, 59 & 60 518 SENECA PARK RD  
 BALTIMORE COUNTY, MARYLAND  
 RECORDED IN PLAT BOOK 507C NO. 8 FOLIO 15-16 OF SENECA PARK BEACH  
 PROJECT: TRUSSOID ALSTROOM & STORAGE BLDG. DETACH. VARIANCE  
 DATE: NOV. 5, 1985 SCALE: 1" = 50' DWG. BY: Campbell





# AB 86-315-A 314-1 86-315-A



38-477  
**Postponed**

15th Election District 86-315-A  
Location: S/S of Seneca Park Rd., SE/cor. of Seneca Park Rd. and Beach Rd. (918 Seneca Park Rd.)  
Hearing: Monday, February 24, 1986, at 9:45 a.m.  
Petition for Zoning Variance to permit a setback of 14' from the bulkhead in lieu of the required 50' and to amend Case No. 4241-X to permit the proposed expansion  
Petitioners: Raymond M. Porter, et ux  
No. of Signs: 1

Donald E. Brand, Esquire  
809 Eastern Boulevard  
Essex, Maryland 21221

January 24, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
S/S Seneca Park Rd., SE/cor. of Seneca Park Rd. and Beach Rd. (918 Seneca Park Rd.)  
15th Election District  
Raymond M. Porter, et ux - Petitioners  
Case No. 86-315-A

TIME: 9:45 a.m.  
DATE: Monday, February 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012874

DATE: 1/24/86 ACCOUNT: 111-111-111

AMOUNT: \$1.00

RECEIVED FROM:

FOR:

VALIDATION OR SIGNATURE OF CASHIER

Donald E. Brand, Esquire  
809 Eastern Boulevard  
Essex, Maryland 21221

February 7, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
S/S Seneca Park Rd., SE/cor. of Seneca Park Rd. and Beach Rd. (918 Seneca Park Rd.)  
15th Election District  
Raymond M. Porter, et ux - Petitioners  
Case No. 86-315-A

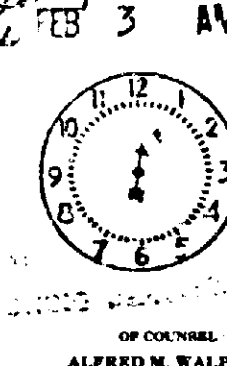
TIME: 11:00 a.m.  
DATE: Monday, March 10, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

AJmed

LAW FIRM  
**Romada, Gontum, Hangan & Fox**  
GERMANIA FEDERAL BUILDING  
809 EASTERN BOULEVARD  
ESSEX, MARYLAND 21221  
TELEPHONE (410) 466-2574



January 30, 1986

Office of Planning and Zoning  
Room 106  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Zoning Variance  
Raymond M. Porter, et ux - Petitioners  
Case No. 86-315-A  
Hearing Date: Monday, February 24, 1986

Dear Sir:

Please be advised that I represent Raymond and Sheila Porter in connection with the above referenced hearing. Please note that I am involved in a civil case, Schreyer vs. Schreyer, Case No. 5/111/84 CSP-1711 where the court has appointed me as attorney for the minor child of the parties. This hearing is scheduled for February 24, 1986. Therefore, I would appreciate if you would reschedule the above matter and advise me of the new date. Thank you.

Very truly yours,

*[Signature]*  
Donald E. Brand

DEB:kb

WILL NOT BE AVAILABLE 11:00 AM  
1/24/86  
15

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner

Date: February 13, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-307-A and 86-315-A

There are no comprehensive planning factors requiring comment on these petitions.

*[Signature]*  
Norman E. Gerber, AICP  
Director

NEG:JGH:sim

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner

Date: February 10, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

Chesapeake Critical Area Review - Raymond Porter, et ux (86-307-A);  
SUBJECT: The Owl Corp. (86-307-A); B.W. Pierce, Jr., et ux (86-314-A);  
A.F. Surguy, et ux (86-324-A); and H. Horney (86-314-A)

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The petitions of B. W. Pierce, Jr. and A. F. Surguy, et ux involve lots which are predominately or entirely clear of trees. With regard to the B. W. Pierce, Jr. petition, it has been determined that a combination of six large deciduous or 12 conifers or 24 small deciduous trees be planted based on an area of 3,600 square feet suitable for tree planting.

In regard to the A. F. Surguy petition, it is recommended, based on area suitable for tree planting of 600 square feet, that one major deciduous or two conifers or four minor deciduous trees be planted on each lot.

In regard to the H. Horney, B. W. Pierce, Jr., et ux and Surguy, et ux, petitions, it is recommended that infiltration of runoff from the lots, permeable area, possible toward a suitable offsite location. This is greatly preferred as compared to outletting runoff directly onto walks, driveways or streets.

NEG/PJS/sf

cc: Mr. Tom Vidmar, Bureau of Engineering  
People's Counsel  
Ms. Jean M. H. Jung  
Mr. J. Hoswell  
Ms. Andrea J. Van Arsdale

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

January 29, 1986

COUNTY OFFICE BLDG.  
111 W. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Donald E. Brand, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Item No. 193 - Case No. 86-315-A  
Petitioners - Raymond M. Porter, et ux  
Variance Petition

Dear Mr. Brand:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Engineering Construction Corp.  
1703 East Joppa Road  
Baltimore, Maryland 21234

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
111 W. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

JANUARY 28, 1986

(CRITICAL AREA)

Re: Zoning Advisory Meeting of DECEMBER 3, 1985  
Item # 193 - RAYMOND M. PORTER, ET UX  
Location: S/S SENeca PARK RD. 131'SE  
OF BEACH ROAD

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlling a "top level" intersection as defined by B111 178-79, and its condition change traffic capacity may require more livable. The 2400 Services Areas are re-evaluated annually by the County Council.
- ☒ THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

cc: James Hoswell

Eugene A. Bober  
Chief, Current Planning and Development

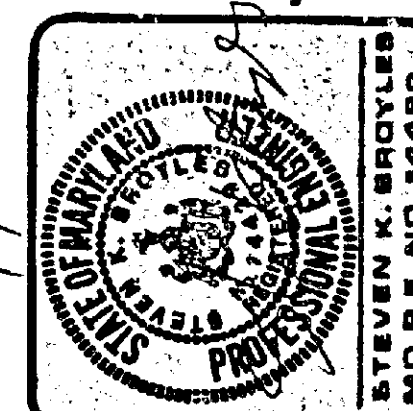
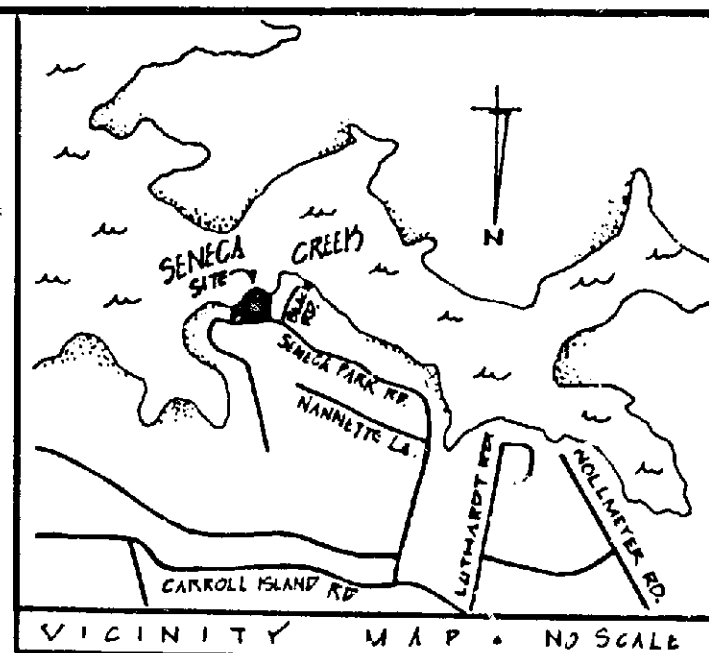






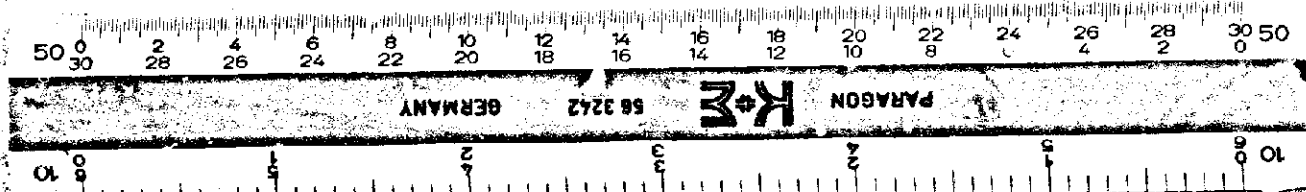
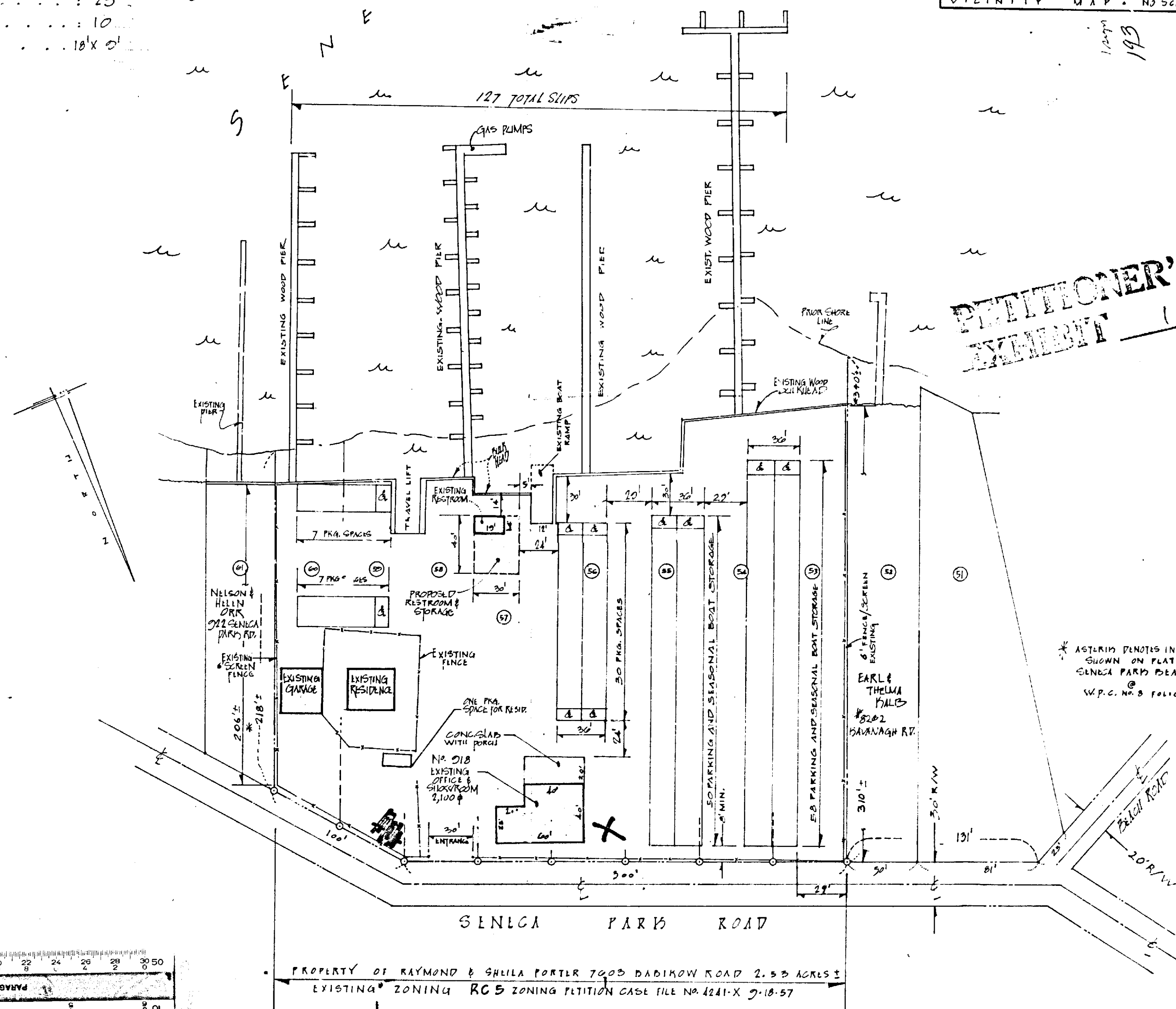
# PARKING DATA

- ROAD PARKING SPACES 1 PER BOAT SLIP : 127 SLIPS : 127 SPACES
- " " PROVIDED INCLD. HANDICAP : 152 "
- NO. OF SPACES IN EXCLSS. : 25
- NO. OF HANDICAP SPACES : 10
- TYPICAL SPACE SIZE : 10' X 5'
- HANDICAP SPACES SHOWN AS :



**Engineering Construction Corp.**  
**Engineers - Surveyors**  
 1703 East Joppa Road  
 Baltimore, Maryland, 21234  
 ph. : 301-661-5888

**PETITIONER'S EXHIBIT**



**~ PORTERS MARINA ~**  
 LOTS 59, 54, 55, 56, 57, 58, 59 & 60 518 SENEGA PARK RD  
 BALTIMORE COUNTY, MARYLAND  
 RECORDED IN PLAT BOOK 507C NO. 8 FOLIO 15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100  
 PROJECT : TRUSSOID ALSTROOM & STORAGE BLDG. DETACHED VARIANA  
 DATE : NOV. 5, 1985 SCALE : 1" = 50' DWG. BY : Campbell

